



Entered on Docket  
May 17, 2010

Hon. Linda B. Riegle  
United States Bankruptcy Judge

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Attorneys for Reorganized Debtors

**UNITED STATES BANKRUPTCY COURT**  
**DISTRICT OF NEVADA**

In re:

Case No.: BK-S-09-14814-LBR  
(Jointly Administered)

<sup>1</sup> The Debtors in these cases, along with their case numbers are: Heritage Land Company, LLC (Case No. 09-14778); The Rhodes Companies, LLC (Case No. 09-14814); Tribes Holdings, LLC (Case No. 09-14817); Apache Framing, LLC (Case No. 09-14818); Geronimo Plumbing LLC (Case No. 09-14820); Gung-Ho Concrete LLC (Case No. 09-14822); Bravo, Inc. (Case No. 09-14825); Elkhorn Partners, A Nevada Limited Partnership (Case No. 09-14828); Six Feathers Holdings, LLC (Case No. 09-14833); Elkhorn Investments, Inc. (Case No. 09-14837); Jarupa, LLC (Case No. 09-14839); Rhodes Realty, Inc. (Case No. 09-14841); C & J Holdings, Inc. (Case No. 09-14843); Rhodes Ranch General Partnership (Case No. 09-14844); Rhodes Design and Development Corporation (Case No. 09-14846); Parcel 20, LLC (Case No. 09-14848); Tuscany Acquisitions IV, LLC (Case No. 09-14849); Tuscany Acquisitions III, LLC (Case No. 09-14850); Tuscany Acquisitions II, LLC (Case No. 09-14852); Tuscany Acquisitions, LLC (Case No. 09-14853); Rhodes Ranch Golf Country Club, LLC (Case No. 09-14854); Overflow, LP (Case No. 09-14856); Wallboard, LP (Case No. 09-14858); Jackknife, LP (Case No. 09-14860); Batcave, LP

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THE RHODES COMPANIES, LLC, aka  
"Rhodes Homes," et al.,<sup>1</sup>

Chapter 11

Debtors.

Affects:

☐ All Debtors

☒ Affects the following Debtor(s):

APACHE FRAMING, LLC  
BATCAVE, LP  
BRAVO, INC.  
CHALKLINE, LP  
ELKHORN PARTNERS, A NEVADA LP  
GERONIMO PLUMBING LLC  
GLYNDA, LP  
GUNG-HO CONCRETE LLC  
HERITAGE LAND COMPANY, LLC  
JACKKNIFE, LP  
OVERFLOW, LP  
PARCEL 20, LLC  
PINNACLE GRADING, LLC  
RHODES HOMES ARIZONA, LLC  
RHODES ARIZONA PROPERTIES, LLC  
THE RHODES COMPANIES, LLC  
RHODES RANCH GOLF COUNTRY CLUB, LLC  
RHODES RANCH GENERAL PARTNERSHIP  
SIX FEATHERS HOLDINGS, LLC  
TRIBES HOLDINGS, LLC  
TICK, LP  
TRIBES HOLDINGS, LLC  
TUSCANY GOLF COUNTRY CLUB, LLC  
WALLBOARD, LP

Hearing Date: May 11, 2010

Hearing Time: 9:30 a.m.

Courtroom 1

**ORDER RE DEBTORS' OMNIBUS OBJECTION TO INTERNAL REVENUE SERVICE  
CLAIMS PURSUANT TO SECTION 502(b) OF THE BANKRUPTCY CODE,  
BANKRUPTCY RULES 3003 AND 3007 [DOCKET NO. 357]**

Upon consideration of *Debtors' Objection to Internal Revenue Service Claims Pursuant to Section 502(b) of the Bankruptcy Code, Bankruptcy Rules 3003 and 3007* (the "Objection"),<sup>2</sup> filed by The Rhodes Companies, LLC and its affiliated debtors (collectively, the "Debtors"), requesting that the Court enter an order disallowing and expunging in full the Non-Debtor Claim;

(Case No. 09-14861); Chalkline, LP (Case No. 09-14862); Glynda, LP (Case No. 09-14865); Tick, LP (Case No. 09-14866); Rhodes Arizona Properties, LLC (Case No. 09-14868); Rhodes Homes Arizona, L.L.C. (Case No. 09-14882); Tuscany Golf Country Club, LLC (Case No. 09-14884); and Pinnacle Grading, LLC (Case No. 09-14887).

<sup>2</sup> Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Objection.

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and the Court having jurisdiction to consider the Objection and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334; and the relief requested therein being a core proceeding pursuant to 28 U.S.C. § 157(b); and venue being proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409; and the Court having reviewed the Objection; the Court hereby finds and determines that, pursuant to Rule 3007 of the Federal Rules of Bankruptcy Procedure, due and proper notice has been provided to the holder of the IRS Claim and all other parties entitled to notice; and no other or further notice is necessary; and the relief requested in the Objection is in the best interests of the Debtors, their estates and creditors; and that the legal and factual bases set forth in the Objection establishes just cause for the relief requested therein; therefore IT IS HEREBY ORDERED THAT:

I. The Objection is shall be moved off calendar given that all of the claims that are the subject of the Objection have been amended, and thus the Objection is moot. This Order shall be without prejudice of the Reorganized Debtors to object to any of the claims asserted by the IRS as amended.

APPROVED AS TO FORM AND CONTENT:

Submitted by:  
 DATED this 12<sup>th</sup> day of May 2011.

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1 In accordance with LR 9021, counsel submitting this document certifies as follows  
2 (check one):

3 ☐ The court has waived the requirement of approval under LR 9021.

4 ☐ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have  
5 delivered a copy of this proposed order to all counsel who appeared at the hearing, any  
6 unrepresented parties who appeared at the hearing, and each has approved or disapproved the  
7 order, or failed to respond, as indicated below [list each party and whether the party has  
8 approved, disapproved, or failed to respond to the document]:

9 ☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order  
10 to all counsel who appeared at the hearing, any unrepresented parties who appeared at the  
11 hearing, and each has approved or disapproved the order, or failed to respond, as indicated below  
12 [list each party and whether the party has approved, disapproved, or failed to respond to the  
13 document]:

14 ☐ I certify that I have served a copy of this order with the motion, and no parties  
15 appeared or filed written objections.

16 Submitted by:

17 DATED this 12<sup>th</sup> day of May, 2010.

18 By: /s/ Zachariah Larson

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